

**Regular Meeting of the Hancock
County Planning Commission held on
March 20,2025**

**Those Present: Crawford, Mays, Ladner and Farve
Anthony Cuevas, Director of Planning & Zoning**

Minutes of Previous Meeting: The minutes of the March 6, 2025 Regular Meeting were unanimously adopted on the motion of Commissioner Ladner.

Susanne Ashman dba Ashman-Mollere Realty Representative for McLeod-Joyner Properties LP-Mini Subdivision

The Commission considered the application of Susanne Ashman dba Ashman-Mollere Realty representative for McLeod Joyner Properties LP requesting to divide a +/- 50-acre parcel of property into 5 separate parcels. The property is located SW of the end of McLeod Country Rd. Pass Christian, MS. The parcel number for the property is 061 -0-12-009.000. The property is currently zoned A-1 General Agricultural.

Susanne Ashman was present at the meeting and explained to the Commission that they would like to divide the property in order to sell.

After discussion on the matter it was adopted on the motion of Commissioner Mays, with Commissioner Crawford abstaining due to performing professional services for the applicant, to recommend approval of the proposed subdivision as a mini subdivision based on the findings that said division meets the previously established criteria for a mini subdivision and that formal compliance with the requirements of the Subdivision Regulations is not necessary, but subject to the stipulations and on the condition that the applicant files an affidavit of subdivision in the public land records along with a certified survey showing new parcels with the legal descriptions.

Anthony Sheffield dba Ashman-Mollere Realty Representative for Tellus 5X LLC-Mini Subdivision

The Commission considered the application of Anthony Sheffield dba Ashman-Mollere Realty Representative for Tellus 5X LLC requesting to divide a +/- 87-acre parcel of property into 2 separate parcels to cut out the hay fields and existing house. The property is located at 6121 Hwy 603 Kiln, MS 39556. The parcel number for the property is 054 -0-19-025.000. The property is currently zoned A-1 General Agricultural.

Susanne Ashman was present to represent Ashman-Mollere and explained to the Commission that Tellus 5X LLC would like to purchase the section of the property that has the hay fields area already established to continue the production of hay for livestock.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Mays, with Commissioner Crawford abstaining due to performing professional services for the applicant, to recommend approval of the proposed subdivision as a mini subdivision based on the findings that said division meets the previously established criteria for a mini subdivision and that formal compliance with the requirements of the Subdivision Regulations is not necessary, but subject to the stipulations and on

the condition that the applicant files an affidavit of subdivision in the public land records along with a certified survey showing new parcels with the legal descriptions.

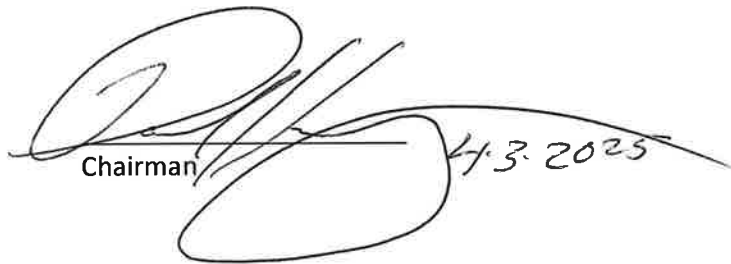
Teresa Merwin-Conditional Use

The Commission considered the application of Teresa Merwin requesting to build a cottage as a guest house on her property where there is an existing primary home. The property is located at 20390 Hwy 43 Picayune, MS 39466. The parcel number for the property is 072 -0-03-014.000. The property is currently zoned A-1 General Agricultural.

Mrs. Merwin was present at the meeting and explained to the Commission that she would like to build a guest cottage on the same parcel of property as her home in the near future.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Ladner to recommend approval of the proposed subdivision as a mini subdivision based on the findings that said division meets the previously established criteria for a mini subdivision and that formal compliance with the requirements of the Subdivision Regulations is not necessary, but subject to the stipulations and on the condition that the applicant files an affidavit of subdivision in the public land records along with a certified survey showing new parcels with the legal descriptions.

Meeting adjourned at 5:18 p.m.


Chairman 4.3.2025